Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Sonoma
585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

From: (Public Agency): City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
(Address)

Project Title: Lago Fresca Apartments

Project Applicant: Janver Holly 73 ST JAMES DR, SANTA ROSA, CA 95403

Project Location - Specific:
2445 Summerfield Raod, 4744 Hoen Avenue

Project Location - City: Santa Rosa Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project:
Major Conditional Use Permit for Lago Fresca Apartments, a 50-unit multifamily project in four separate 3-story buildings. Four (4) of the 50 units are designated for very low-income residents. The project qualifies for two concessions, and waivers are requested for setbacks, parking standards, and building height.

Name of Public Agency Approving Project: City of Santa Rosa

Name of Person or Agency Carrying Out Project: Monet Sheikhali

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for an exemption under CEQA Guidelines Section 15332, Class 32 (Infill) exemption. The applicant has submitted a memorandum for the infill exemption environmental analysis, detailing how the Project aligns with the criteria listed in CEQA Guidelines Section 15332 (a-e).

Lead Agency
Contact Person: Monet Sheikhali Area Code/Telephone/Extension: (707) 543-4698

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Monet Date: 12/12/2025 Title: Supervising Planner

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____